

## SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY  
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

NEW PROJECT  
DPMC NUMBER: A1151-00  
MECHANICAL EQUIPMENT ROOM RELOCATION  
NEW JERSEY STATE HOUSE GARAGE  
TRENTON, NJ – MERCER COUNTY

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF A PROFESSIONAL SERVICES/CONSULTING FIRM TO RELOCATE THE EXISTING STATE HOUSE PARKING GARAGE (GARAGE) MECHANICAL ROOM AND ELECTRICAL SUBSTATION LOCATED ON LEVEL 1 TO THE EXISTING POWER HOUSE ADJACENT TO THE GARAGE. THE WORK WILL INCLUDE INSTALLING NEW HVAC EQUIPMENT, MOTOR CONTROL CENTERS AND ASSOCIATED ELECTRICAL EQUIPMENT IN THE POWER HOUSE AND REMOVING AND DISPOSING OF THE EXISTING EQUIPMENT LOCATED IN THE GARAGE MECHANICAL AND ELECTRICAL SUBSTATION ROOMS. THE EXISTING HYDRAULIC ELEVATOR MECHANICAL EQUIPMENT FOR ELEVATORS 1, 2 AND 3 LOCATED ON LEVEL 1 IN THE GARAGE SHALL BE RELOCATED TO THE POWER HOUSE. THE EXISTING HYDRAULIC ELEVATOR MECHANICAL EQUIPMENT FOR ELEVATOR 4 LOCATED ON LEVEL 1 IN THE GARAGE SHALL BE RELOCATED TO LEVEL 3 OF THE GARAGE.

THE STATE HOUSE GARAGE IS A THREE LEVEL PARKING GARAGE BUILT IN 1994 WITH A CAPACITY OF 1,000 PARKING SPACES. THE GARAGE INCLUDES A PLAZA ON THE ROOF, A VISITORS CENTER AND CAFÉ ON THE EAST SIDE AND A LOADING DOCK ON THE WEST SIDE. THE GARAGE IS CONSTRUCTED OF CAST IN PLACE CONCRETE WITH PRECAST POST TENSIONED DECKS. THE FAÇADE IS PRECAST ARCHITECTURAL PANELS. THE STATE HOUSE GARAGE IS WITHIN THE “STATE HOUSE HISTORIC DISTRICT” ON BOTH THE NATIONAL AND NEW JERSEY REGISTERS OF HISTORIC PLACES.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC).

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN HVAC ENGINEERING (DISCIPLINE CODE P003) WITH A \$10 MILLION OR GREATER RATING. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN HISTORICAL PRESERVATION/RESTORATION ( DISCIPLINE CODE P034), ROOFING CONSULTANT (DISCIPLINE CODE P035), ELECTRICAL ENGINEERING (DISCIPLINE CODE P002), ASBESTOS DESIGN (DISCIPLINE CODE P037), LEAD PAINT EVALUATION (DISCIPLINE CODE P065) AND ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B), AN ORIGINAL AND FIVE (5) COPIES, ARE DUE TO DPMC NO LATER THAN 2:00 P.M., TUESDAY, OCTOBER 2, 2012 AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, 33 WEST STATE STREET, 9<sup>TH</sup> FLOOR PLAN ROOM, P.O. BOX 034, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER 2:00 P.M., TUESDAY, OCTOBER 2, 2012 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN HVAC ENGINEERING WITH A \$10 MILLION OR GREATER RATING MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN HVAC ENGINEERING WITH AT LEAST ONE FIRM HAVING A \$10 MILLION OR GREATER RATING.

PLEASE NOTE THERE IS A MAXIMUM 40-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 40-PAGE LIMIT WILL NOT BE CONSIDERED.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC).

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY TUESDAY, OCTOBER 2, 2012. PLEASE VISIT THE DPMC WEBSITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC) TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 633-3767.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION, AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE. PROJECT APPROACH, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN AN RFP PACKAGE BY CONTACTING CATHERINE DOUGLASS OF DPMC AT (609) 777-3094 OR BY E-MAIL TO [CATHERINE.DOUGLASS@TREAS.STATE.NJ.US](mailto:CATHERINE.DOUGLASS@TREAS.STATE.NJ.US).

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD M. FERRARA, ASSISTANT DEPUTY DIRECTOR  
CONTRACTS & PROCUREMENT  
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION  
STATE OF NEW JERSEY  
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